



QUICK & CLARKE
The Property Specialists

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364 Kingston Road, Willerby HU10 6NF
Offers Over £220,000

- Traditional 1930's townhouse
- Extended to the ground floor
- Outstanding contemporary and traditional accommodation
- Stunning living dining kitchen
- Lounge
- Downstairs WC and utility room
- Three bedrooms
- First floor bathroom
- South facing garden and garage
- EPC: D

THE PROPERTY

Located within this ever popular residential area and enjoying a prime position with south facing garden, we are delighted to present to the market what can only be described as a truly exceptional family home. Having been extended by the current owners, the property combines beautiful 1930's features with stunning contemporary living providing a truly great family house. On entering the property there is a welcoming entrance hallway, lounge with feature fireplace, fabulous living dining kitchen with space for family relaxation, dining and cooking, with bi-fold doors, stunning contemporary kitchen with a host of integrated appliances, separate utility room and downstairs WC. To the first floor there are three good sized bedrooms and a modern house bathroom. The south facing garden is beautifully tended featuring a large decking area with lawned garden, and creates great outdoor space for those wishing to maximise the usage of the garden. At the head of the garden is a single garage which is accessed via the tenfoot. This outstanding family home has so much to see and appreciate that an early viewing is a definite must.

LOCATION

Kingston Road is the main road connecting to Hull. Ideally located to enjoy all the local amenities and facilities that the area has to offer, and lying only 5 miles West of the city centre of Hull where an extensive range of amenities and facilities can be found to include mainline railway station and bus station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having attractive Karndean flooring flowing throughout and staircase leading to the first floor accommodation with balustrade. door into downstairs WC.

DOWNSTAIRS WC

Contemporary suite in white enjoying low level WC and wash hand basin set in vanity unit.

LOUNGE

14'10" into bay decreasing to 12'3" x 11'10" (4.52m into bay decreasing to 3.73m x 3.61m)
uPVC double glazed walk-in bay window to the front elevation. Attractive wood laminate flooring, feature fireplace with living flame gas fire, TV aerial point.

LIVING DINING KITCHEN

24'10" decreasing to 13'11" x 16'4" decreasing to (7.57m decreasing to 4.24m x 4.98m decreasing to 3.)

SITTING AREA

11'2" x 10'11" (3.40m x 3.33m)
A superb family room area with contemporary wood laminate flooring flowing throughout and attractive Velux roof windows creating superb light flow. Opening to the dining kitchen.

DINING KITCHEN AREA

16'4" x 13'11" (4.98m x 4.24m)
Grey bi-folding doors leading out into the rear garden. An extensive range of stunning contemporary grey gloss base and wall units with contrasting worksurfaces, attractive white tiled splashbacks and gas central heating boiler. A host of built-in appliances includes Neff induction hob set in the island with pop-up sockets, suspended stainless steel extractor over, stainless steel Neff double electric oven. Sink unit with drainer and mixer tap, large storage drawers, built-in fridge freezer. Attractive wood laminate flooring flows from the sitting area through to the dining room and across into the kitchen. A superb open flow feeling runs throughout this entire family area.

UTILITY ROOM

Matching units with space and plumbing for washing machine and dishwasher, and space for tumble drier.

FIRST FLOOR

LANDING

Stripped and painted floorboards and spindle balustrade, access to loft.

BEDROOM 1

15'4" into bay x 11'2" (4.67m into bay x 3.40m)
uPVC double glazed walk-in bay window to the front elevation and beautiful cast iron fireplace.

BEDROOM 2

11'2" x 11'2" (3.40m x 3.40m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

9'8" x 6'2" (2.95m x 1.88m)
uPVC double glazed window to the front elevation and wood laminate flooring.

BATHROOM

5'11" x 6'2" (1.80m x 1.88m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys low level WC, panelled bath with shower over and shower screen, and pedestal wash hand basin. Tiled splashbacks with superb contemporary grey grouting complementing the entire suite, and towel radiator.

EXTERNAL

To the front of the property is a low maintenance cottage style garden with brick wall and wrought iron fence. The rear south facing garden is beautifully tended featuring a large decking area providing great space for family entertainment, leading down to a meticulously lawned garden with stocked borders. At the head of the garden is a single garage which is accessed via the rear tenfoot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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